

AGENDA

ST. LOUIS DEVELOPMENT CORPORATION BOARD OF DIRECTORS

REGULAR SESSION

REGULAR BOARD MEETING VIA ZOOM

Thursday, November 19, 2020, at 8:00 a.m.

Due to the current COVID-19 pandemic and the Health Commissioner's Orders, this Board Meeting will be conducted virtually. In order to ensure that all Directors and the public are able to connect successfully, we recommend that you call in or join via Zoom (for video) starting at 7:45 a.m. to allow time to troubleshoot any connection issues. The host will open up the phone line and initiate the Zoom meeting at that time. Should you have a problem accessing the meeting, please call (314) 657-3795 for assistance. The Board of Directors and the public are able to access the meeting in two ways:

Via Zoom at:

<https://us02web.zoom.us/j/84316876542?pwd=OTFnODRKT3JoZFRKQVBIVzBRRWtydz09>

Password: 206487

Via Phone at: (312) 626-6799 with Webinar ID: 843 1687 6542

Zoom may be accessed at www.zoom.us and instructions on its use are available at:

<https://support.zoom.us/hc/en-us>

ACCESSIBILITY: Persons who need accommodations relating to accessibility should contact Amanda Bloomfield at bloomfielda@stlouis-mo.gov or by phone at (314) 657-3708, or (314) 589-6000 (TTY). Prior notice of two business days is recommended for accommodation requests.

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF MINUTES – SEPTEMBER 29, 2020 SPECIAL BOARD MEETING VIA ZOOM**
3. **RESOLUTION No. 20-SLDC-765 – RESOLUTION AUTHORIZING AND APPROVING THE GRANT APPLICATION AND COMMITMENT OF MATCHING FUNDS FOR AN EDA “SPRINT” GRANT FACILITATING THE CREATION OF TECH STL – [Matt Bauer]**
4. **OPEN AGENDA / DIRECTOR’S REPORT**
5. **TENTATIVE EXECUTIVE SESSION, due to any of the following reasons:**
 - (A) Proceedings involving legal actions, causes of action or litigation, or confidential or privileged communications with attorneys or auditors, as provided by Section 610.021(1) RSMo. and/or Section 610.021(17) RSMo.;
 - (B) Proceedings involving hiring, firing, disciplining or promotion of personnel, as provided by Section 610.021(3) RSMo., or individually identifiable personnel records, performance ratings, or records pertaining to employees or applicants for employment, as provided by Section 610.021(13) RSMo.;

The official Agenda was posted on the bulletin board in the lobby of 1520 Market Street prior to 8:00 a.m. on November 17, 2020, and items may be withdrawn or modified before or during the public meeting at the discretion of the Board.

- (C) Proceedings to discuss matters involving leasing, purchase or sale of real estate, as provided by Section 610.021(2) RSMo.; and/or
- (D) Proceedings regarding sealed bids and proposals and related documents, or documents related to a negotiated contract, as provided by Section 610.021(12) RSMo.

6. NEXT BOARD MEETING – SCHEDULED FOR THURSDAY, DECEMBER 17, 2020

7. ADJOURNMENT

MINUTES
ST. LOUIS DEVELOPMENT CORPORATION
SPECIAL BOARD MEETING VIA ZOOM
SLDC BOARD ROOM
ST. LOUIS, MISSOURI 63103
TUESDAY, SEPTEMBER 29, 2020, 8:00 A.M.

BOARD MEMBERS PRESENT: Marvin Anderson, Loura Gilbert, Matthew McBride, Alderman Joseph Roddy, Gregory Shapiro, Wendy Timm, and Otis Williams

BOARD MEMBERS ABSENT: Mark Levison and Alderman Joseph Vollmer

STAFF PRESENT: Charlie Hahn; Chris Maguire; Vladimir Monroe; Ivie Clay; Stacey Fowler; Rob Orr; Laura Costello; Daffney Moore; Dale Ruthsatz; Susan Taylor; Zachary Wilson; and Bonnie Wade

COUNSEL PRESENT: David Meyer

GUESTS: Gerry Connolly, Team TIF

CALL TO ORDER

The meeting was called to order by the Executive Director and Chairman, Otis Williams, at 8:06 a.m., and he asked for a roll call; seven (7) Directors were present [Anderson, Gilbert, McBride, Roddy, Shapiro, Timm, and Chairman Williams]; and two (2) Directors were absent [Levison and Vollmer].

APPROVAL OF MINUTES

Chairman Williams called for a motion to approve the Minutes of the August 20, 2020 Regular Board Meeting. A motion to approve the Minutes of the Board Meeting was made by Director Anderson and seconded by Director McBride; roll was called; and the motion to approve the Minutes of the August 20 Regular Board Meeting passed unanimously with all seven (7) Directors present voting Aye.

Roll Call:

Director Anderson – Aye
Director Gilbert – Aye
Director McBride – Aye
Director Roddy – Aye
Director Shapiro – Aye
Director Timm – Aye
Chairman Williams – Aye

RESOLUTION NO. 20-SLDC-762 – RESOLUTION APPROVING AND AUTHORIZING THE APPOINTMENT OF DAVID A. MEYER AS GENERAL COUNSEL AND SECRETARY OF ST. LOUIS DEVELOPMENT CORPORATION

Chairman Williams presented the Resolution to the Board approving the appointment of David A. Meyer as General Counsel and Secretary of St. Louis Development Corporation, since the retirement of Leslye Mitchell-Yancey. After discussion, Chairman Williams called for a motion to approve Resolution 20-SLDC-762; a motion to approve was made by Director McBride and seconded by Director Anderson; roll was called; and the motion to approve the Resolution passed unanimously with all seven (7) Directors present voting Aye.

Roll Call:

Director Anderson – Aye
Director Gilbert – Aye
Director McBride – Aye
Director Roddy – Aye
Director Shapiro – Aye
Director Timm – Aye
Chairman Williams – Aye

RESOLUTION NO. 20-SLDC-763 – RESOLUTION AUTHORIZING PARTICIPATION IN A CUSTOM RESEARCH PROJECT PERTAINING TO BUSINESSES IN THE CITY OF ST. LOUIS

Chairman Williams presented the Resolution to the Board related to an opportunity for SLDC to work with the St. Louis Business Journal and the Business Journals Research Department to conduct a survey of businesses relating to pursuing retention, expansion and attraction of businesses during and following the pandemic. [Director Levison joined the meeting during the presentation.] Chairman Williams said that the survey shouldn't be more than 20 to 25 questions to answer. Director Gilbert and others asked about the total cost, and Chairman Williams said that the SLEDP is interested in the survey, too; if the County wants to join this project, the cost for SLDC will be split with SLEDP. Director Timm asked about the time-frame for the survey; he replied that it would take place in October and November, and they expect to have the results in December. After further discussion, Chairman Williams called for a motion to approve Resolution 20-SLDC-763; a motion to approve was made by Director Gilbert and seconded by Director Shapiro; roll was called; and the motion to approve the Resolution passed unanimously with all eight (8) Directors present voting Aye.

Roll Call:

Director Anderson – Aye
Director Gilbert – Aye
Director Levison – Aye
Director McBride – Aye
Director Roddy – Aye
Director Shapiro – Aye
Director Timm – Aye
Chairman Williams – Aye

OPEN AGENDA / DIRECTOR'S REPORT

Chairman Williams said that he wanted to give the Board feedback on things that are happening. He said SLDC briefed the HUDZ Committee about the Equitable Economic Development

framework. He said he also sent a copy to the Board of the report to the HUDZ Committee members. He mentioned a large number of action items and strategies that resulted from the report, and the fact that SLDC's study was concurrent with other ongoing studies. Items yet to be completed are the Design Downtown, the Brickline Greenway with Great Rivers Greenway; the North-South Metro Study; the Cortex Strategic Plan; GEO Futures; as well as the ongoing one chartered by Civic Progress, the St. Louis Economic Development Plan. He then stated that during the study, there was good public input, including a public comment period between July 28 and August 28. Our team took into account the public input and made slight changes to the report presented to the Board of Aldermen. SLDC held two large public meetings in total and vetted the comments during the Mayor's Business Luncheon, had various on-line surveys, and held neighborhood group meetings. SLDC will review with the Board some recommendations of reorganization of SLDC that resulted from this report, probably at the beginning of 2021. Director Timm asked Chairman Williams about approval of implementation of the Plan, and the Chair confirmed that approval comes only from the SLDC Board. He added that SLDC was required by Ordinance to brief and present the plan to the Board of Aldermen; and henceforth SLDC will present an annual report to the Board of Aldermen on the City's economy, and the outcome of the framework. Chairman Williams then thanked the SLDC staff and our partners in Economic Development, Linda Martinez from the Mayor's Office, Don Roe from Planning, Matt Moak from CDA, and Jonathan Ferry and Matt Bauer from Redevelopment, as well as Rob Orr and Dale Ruthsatz at SLDC.

Chairman Williams then stated that the State Auditor completed the audit on TIF, and the Board members have probably seen reports from the press. The audit included a response from SLDC, and he gave his comments to the Board. He said that the findings mostly related to TIF projects done before SLDC had made improvements in adjudication of the projects; and they are taking into account suggestions made by the Auditor to improve the process.

He then added that a previous meeting had included a discussion with Northside Regeneration, and since then they have gotten approval from the Board of Aldermen to go ahead with the three-bed hospital in North St. Louis. They also submitted financing on the site, and the financing is complete to SLDC's satisfaction.

ADJOURNMENT

As there was no further business to discuss in Regular Session, Chairman Williams called for a motion to move into Executive Session, pursuant to Section 610.021(3) regarding personnel, and Section 610.021(12) regarding contracts. The motion to move into Executive Session was made by Director Timm and seconded by Director Gilbert; roll was called; and the motion to move into Executive Session passed unanimously with all eight (8) Directors voting Aye at 8:27 a.m.

Roll Call:

Director Anderson – Aye
Director Gilbert – Aye
Director Levison – Aye
Director McBride – Aye
Director Roddy – Aye
Director Shapiro – Aye
Director Timm – Aye
Chairman Williams – Aye

OPEN AGENDA RETURN:

After returning to Open Session, Chairman Williams noted that he should give them an update on the Space Command. The application was sent in and questions were responded to; all responses from responders will be reviewed, and they will respond to SLDC in November. He then called for a motion to adjourn, which was made by Director Timm, and seconded by Director McBride. The meeting was declared adjourned at 9:21 a.m.

Otis Williams, Chairman

David A. Meyer, Secretary

RESOLUTION NO. 20-SLDC-765
PRESENTED TO THE BOARD – NOVEMBER 19, 2020

**TO: ST. LOUIS DEVELOPMENT CORPORATION BOARD OF DIRECTORS, AND
OTIS WILLIAMS, EXECUTIVE DIRECTOR**

FROM: MATT BAUER

**RE: RESOLUTION AUTHORIZING AND APPROVING THE GRANT APPLICATION AND
COMMITMENT OF MATCHING FUNDS FOR AN EDA “SPRINT” GRANT
FACILITATING THE CREATION OF TECHSTL**

EXECUTIVE SUMMARY:

This Resolution approves and authorizes St. Louis Development Corporation (“SLDC”) to apply for an Economic Development Administration (“EDA”) Scaling Pandemic Resilience Through Innovation and Technology (“SPRINT”) grant, which would facilitate the creation of TechSTL. The Resolution also approves and authorizes a commitment of matching funds of up to \$60,000 over the 18-month grant period to secure approximately \$450,000 in EDA funding. The requested funds would only be expended if the grant is awarded. TechSTL is envisioned to be an umbrella organization that would support software technology entrepreneurship and workforce development in the St. Louis region. Creation of TechSTL is a strategy identified in the City’s Equitable Economic Development Framework.

BACKGROUND:

As highlighted in the City of St. Louis’ recently released Equitable Economic Development framework, creating and supporting a tech-focused cluster organization is a key component to fully developing the City’s potential in the software tech field. Fulfilling this potential will result in the middle- and high-wage employment and entrepreneurial opportunities for residents with diverse educational backgrounds. Despite the City’s and region’s immense strengths and opportunities in the software tech cluster, it is trending in the wrong direction in terms of both overall growth and creation of broad-based opportunity. While the number of jobs in software tech nationally has increased by 28 percent between 2010 and 2018, growth in the region was only eight percent, meaning the region has lost out on approximately 9,000 potential software tech jobs.

The goal of TechSTL is to help the St. Louis region become a more diversified and resilient economy through entrepreneurship and innovation. The entrepreneurial ecosystem has grown to over 100 support organizations, but lacks a unifying organization, resulting in siloed efforts, gaps in services and duplication of efforts. TechSTL will create a software technology consortium with a focus on entrepreneurship support, skill development, access to capital, and regional, national, and government connectivity. TechSTL is envisioned as a counterpart to BioSTL, which serves a similar role in the region’s medical and plant biosciences field.

This Resolution approves and authorizes SLDC to apply for an EDA “SPRINT” grant totaling approximately \$450,000 over an 18-month grant period. If awarded, the SPRINT grant would facilitate the creation of TechSTL. The Resolution also approves and authorizes a commitment of matching funds of up to \$60,000, which is required for the grant application. No monetary outlay is required unless the grant is awarded. IT Entrepreneur Network and its parent organization, Lindenwood University, have committed \$65,000 toward the total match commitment of \$125,000. Additional partners are currently being sought for matching funds commitments; the \$60,000 request represents the maximum SLDC commitment.

REQUESTED ACTION:

Approval of this Resolution No. 20-SLDC-765.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ST. LOUIS DEVELOPMENT CORPORATION, THAT:

1. The Board of Directors of St. Louis Development Corporation (“SLDC”) hereby approve this Resolution and authorize the EDA grant application for the creation of TechSTL and the commitment of matching funds up to \$60,000 over the 18-month grant period to secure approximately \$510,000 in EDA funding.
2. The Executive Director, and/or his designee(s), and the appropriate officers, agents and employees of SLDC, are hereby authorized to take all actions necessary to effectuate the intent of this Resolution.
3. This Resolution shall take effect and be in full force immediately after its passage and approval by the Board of Directors of the Corporation.

ADOPTED this 19th day of November, 2020.

ST. LOUIS DEVELOPMENT CORPORATION

By: _____

[SEAL]

Title: Executive Director

ATTEST:

Assistant Secretary